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*Look what's coming our way at Yonge and Eglinton!*

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## COMING EVENTS



**Eglinton Park Gathering – Sunday, September 17 from 2 to 4**  
Come celebrate September at a community gathering in the park! Meet your neighbours, learn about the happenings in our area and listen to music by our local musicians, A Tribe Called Wes. This is also an opportunity to join EPRA and bring an item for the food bank. All money and food collected will be passed along to the Fire Hall on Montgomery for distribution to those who need it. See you by the picnic tables.



## EPRA AGM Coming on Monday, November 6

This year, for the first time since 2019, we will hold our AGM not on Zoom but face-to-face. It will be such a pleasure to see people again. We have invited Nicole Swerhun, a splendid speaker, to discuss strategies for civic engagement. Our councillor will be coming for lively give and take. Watch for more information coming soon.

## DEVELOPMENT NEWS

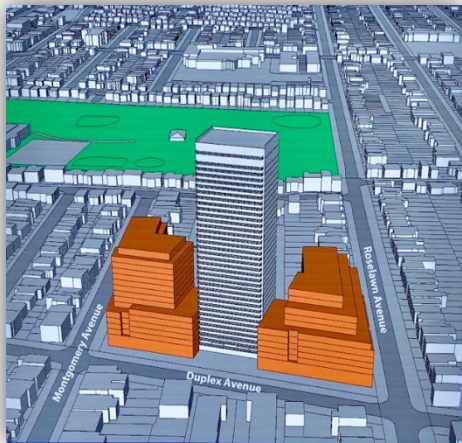
### Proposed Second Tower on Henning

Madison, the developer, having won approval, via mediation, for 34 storeys at the corner of Eglinton and Henning, then bought almost all the houses on Henning's east side. They have recently filed with the city for a second Henning tower, just as tall. We do not yet know the city planner's response to this second tower. Given its position, off the avenue and close to local houses on Henning and Orchard View, it should be shorter.



### 36 Eglinton West at Duplex

At mediation, the developer, Lifetime Developments, stepped down from 65 to 59 storeys, made improvements at street level, and adjusted the building's appearance. For an image, [go here](#). As we all can see, demolition of the old office building (We Have Square Feet) is well under way. It seems likely that construction of the new tower will await the completion of the LRT.



### 500 Duplex (Duplex and Montgomery) UPDATE

EPRA joined a four-part 500 Duplex Coalition, incorporated with the tenants' association of the 500 Duplex tower, and Stanley Knowles Co-op, and Lytton Park Residents' Organization. Jointly we took part in a very successful mediation sponsored by the Lands Tribunal. We succeeded in separating the new buildings from the old tower, a major objective, and improved their frontage on the streets with deeper setbacks for the sake of trees.

### 34-70 Montgomery Avenue (north side, just west of Yonge)

The whole block west of the fire hall is proposed for an [18-storey slab atop a 6-floor podium](#). EPRA wants the building lower, and further from the sidewalk, making room for ample trees. We want townhouses, not an amenity area, at street level for better social interface. The developer, First Capital, has appealed to the OLT and the 500 Duplex Coalition will ask to join as a party. Here is a [journalistic article](#) about the development, and a [link to City Planning](#) about the application.

### LRT Line 5 – A Never-ending Story

We have heard from the grapevine that the tracks are now ready and the stations are almost completely done. Trains are running to test the system. Eglinton itself, above ground, still needs more work. The Crosslinx consortium that has built the line will maintain it for the next decades, and it is now training TTC staff, as TTC will run the trains. So when will it all open? Expect to wait perhaps six more months.

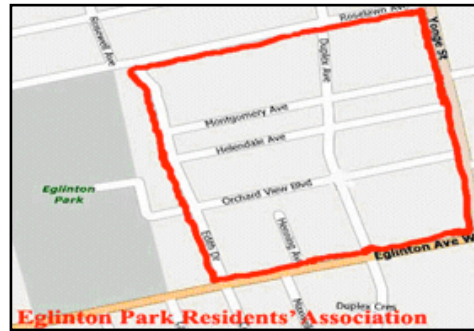
### Development HUBS formed

To ease development frictions, EPRA and the Midtown Yonge BIA formed a HUB, in conjunction with the developer (First Capital) and the city traffic coordinator assigned to our zone. The group meets monthly to review problems: traffic, mud, noise, vibration. The group works together well. It coordinates with another HUB, joined by LPRO, for the Capitol Theatre site, as the trucks for both developments use Roselawn and Duplex, and traffic patterns can tangle, provoking problems. City is working on a full traffic plan for these and other construction projects in our zone.

## Become a Member of EPRA

While you're always welcome at our events or being on our mailing list, we need your membership to be taken seriously as an organization. We encourage you to start or renew for \$10 per year for students and seniors and \$20 annually per household. Payments can be e-transferred to [eglingtonpark@gmail.com](mailto:eglingtonpark@gmail.com) or by dropping off cash or cheque (payable to Eglinton Park Residents Association) with your **name** and **address** to 95 Orchard View Blvd.

The Eglinton Park Residents Association (EPRA) was formed in 2008 in response to the many developments at Yonge and Eglinton. Our main role is to be engaged with decisions that affect this area so that local residents have a voice. Join us to stay in touch with what affects our neighbourhood and bring your ideas to the table.



## Developments Coming Up or Underway in our Neighbourhood

Please see below, a map of all that's coming our way. The legend on the left indicates the development. Please [visit our website](#) or scan the QR code below for an [interactive map](#).

An interactive map of the Eglinton Park area, showing various developments marked with numbered orange circles. The map includes a legend on the left with the following items:

- 2444 Yonge St
- Canada Square (2180 Yonge St)
- Capitol Theatre (2500 Yonge St)
- 2350 Yonge St
- 500 Duplex Ave
- Henning Tower (50-90 Eglinton Ave W)
- 3rd Henning Tower (35 Henning Ave)
- 36 Eglinton Ave W
- Montgomery Ave - West of the Fire Station

The map also shows a QR code in the bottom left corner and a search bar at the top left. The map itself shows a grid of streets including Lytton Blvd, Rosalawn Ave, Eglinton Ave W, and Eglinton Ave E.